



the court will grant relief from the automatic stay to the Lender, without a further hearing.

6. In the event that the Debtor fails to make any of the payments required by Paragraph 4 above on or before their due dates, the Lender may give the Debtor and Debtor's counsel written notice of the default and if such default is not cured within fourteen (14) days after the service of the notice, upon certification of default filed with the court and served on the Debtor and the Debtor's counsel, the court may grant relief from the automatic stay to the Lender, without a further hearing.
7. In the event that the court grants relief from the automatic stay pursuant to Paragraph 5 or 6 above, upon entry of the Order and pursuant to 11 U.S.C. § 362(d)(4), any future filing in any case under the Bankruptcy Code purporting to affect the real property known as 557 Wanamaker Road, Jenkintown, PA 19046 shall not operate as a stay against the Lender, its successors and/or assigns for a period of two (2) years marked from entry of the Order, provided that the Lender complies with the recording requirement stated in §362(d)(4).
8. In the event that the court enters an order granting relief from the automatic stay pursuant to Paragraph 5 or 6 above and that order fails to expressly provide for the relief stated in Paragraph 7 above, the terms of Paragraph 7 shall nonetheless take effect.
9. By agreement of the parties and notwithstanding Fed. R. Bankr. P. 4001(a)(3), any order entered pursuant Paragraphs 5 or 6 above, shall be immediately effective.

**Date: September 21, 2021**



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**ERIC L. FRANK**  
**U.S. BANKRUPTCY JUDGE**